

We note that the Local Plan is seeking to address the problems caused by holiday lets and requiring planning applications for renting for more than 90 days a year. Residents in the TWRA have first hand experience of the loss of amenity in their homes and gardens caused by holiday let arrangements in which the entire property is handed over to renters for a holiday or a fun weekend break. There are two problems. One is that holiday or weekend renters have a holiday mindset, naturally, and often make a lot of noise late into the late evening especially in the summer months in the garden. This in itself is no crime, but for the adjacent residents, they have to endure different groups of people every week/weekend. This has a profound negative impact on residents in close proximity so we request that the 90 day period is reduced to 30 days; 90 days, we feel is too long because that is almost all of the summer. A few days here and there without a rental would drop the usage under the 90 day threshold and they wouldnt qualify. Instead we propose that a 30 day threshold of holiday renting should be sufficient to make an application and then for the council to assess the situation. Also, we feel, this restriction need only be applied to Holiday Let arrangements when the holiday renters occupy the whole property. Arrangements in which a tenant takes a room in a house in which the owner is dwelling, does not cause these kinds of disturbance and so should be exempt from this.

The second major negative impact holiday lets causes is that owners of second homes are choosing to let out their properties for holiday lets rather than longer term residential renting. This is having a major impact at reducing the supply of rental properties as these properties are being taken out of the rental stock as well as the sales market. We note that smaller once two bedroom properties are being shown as the need for the coastal towns we have concerns that these smaller properties will be snapped up as holiday lets. We raise this because many of the homes in the centre of town that were not that long ago used as starter homes are now disproportionately used for holiday lets. Hence CCCs plans to boost these starter homes may not have the intended effect unless measures are taken to control this and will not help the problems of young families getting onto the housing ladder in our town. Of the OECD countries, this one is the hardest to get a home. Instead it would be better for the Local Plan to encourage hotels for tourists, that bring in proper jobs, accommodates tourists on less land and allow existing holiday lets to go back into housing stock!